

FORM 51-102F3
MATERIAL CHANGE REPORT

Item 1: Name and Address of Reporting Issuer

Discovery One Investment Corp. (the “Company” or “DOIT”)
5761 Seaview Place
West Vancouver, BC V7W 1R7

Item 2: Date of Material Change

December 18, 2020.

Item 3: News Release

A news release was issued and disseminated on December 18, 2020 and filed on SEDAR at www.sedar.com.

Item 4: Summary of Material Changes

Further to the Corporation’s press release dated December 2, 2020, the Corporation provided an update regarding its proposed bridge loan to Pacific Frontier Investments Inc. (“PFI”).

PFI has recently secured alternate sources of debt and equity financing and will not require the bridge loan of up to \$225,000 from the Corporation.

Item 5: Full Description of Material Change

Further to the Corporation’s press release dated December 2, 2020, the Corporation provided an update regarding its proposed bridge loan to Pacific Frontier Investments Inc. (“PFI”).

PFI has recently secured alternate sources of debt and equity financing and will not require the bridge loan of up to \$225,000 from the Corporation.

All other terms regarding the proposed amalgamation between DOIT and PFI remain intact.

Completion of the Amalgamation is subject to a number of conditions, including the following:

- approval of the Amalgamation by shareholders of PFI;
- completion of a Financing by PFI;
- Exchange approval; and
- other customary conditions.
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Closing of the Amalgamation and Financing are expected to take place on or before **February 28, 2021**. Trading in DOIT’s shares will remain halted until completion of the Amalgamation.

Complete details regarding the PFI, the Amalgamation and the Financing will be contained in a Filing Statement which will be filed on SEDAR prior to closing.

As of December 15, 2020, PFI has closed 3 acquisitions of RV parks and campground facilities in southern British Columbia. The Company has aggressive plans to roll-up the private campground and RV park industry into a national chain of branded resorts under the *Pathfinder Camp Resorts* name.

Completion of the transaction is subject to a number of conditions, including but not limited to, Exchange acceptance and if applicable pursuant to Exchange Requirements, majority of the minority shareholder approval. Where applicable, the transaction cannot close until the required shareholder approval is obtained. There can be no assurance that the transaction will be completed as proposed or at all.

Investors are cautioned that, except as disclosed in the management information circular or filing statement to be prepared in connection with the transaction, any information released or received with respect to the transaction may not be accurate or complete and should not be relied upon. Trading in the securities of a capital pool company should be considered highly speculative.

Item 6: Reliance on subsection 7.1(2) or (3) of National Instrument 51-102

Not applicable.

Item 7: Omitted Information

None.

Item 8: Executive Officer

Discovery One Investment Corporation

Len Brownlie, Ph.D – President, Chief Executive Officer, and Director

Phone: (604) 649-5724

Email: firstsilver@hotmail.com

Item 9: Date of Report

December 21, 2020.